

SITE PLAN COMMITTEE
JULY 8, 2008

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Bob Breslau, Casey Lee and Harry Venis. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planners Lise Bazinet and Maria Sanchez, Planning Aide Carlo Galluccio, Chief Landscape Inspector Chris Richter, Recreation Coordinator Terry Roberts, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: May 13, 2008 (tabled from June 10, 2008)
June 10, 2008

Chair Evans asked for an approval of the minutes for May 13th and June 10th.

Mr. Venis so moved, seconded by Mr. Breslau. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SELECTION OF CHAIR

Chair Evans opened the nominations for Chair.

Mr. Engel nominated Mr. Venis, seconded by Chair Evans. As there were no other nominations, Mr. Venis was unanimously nominated Chair.

4. SELECTION OF VICE-CHAIR

Mr. Evans opened nominations for Vice-Chair.

Vice-Chair Engel nominated Ms. Lee, seconded by Mr. Breslau. As there were no other nominations, Ms. Lee was unanimously nominated Vice-Chair.

5. SITE PLANS

Site Plan

5.1 SP 9-2-07, Commerce Bank, 2401 South University Drive (B-2) **(tabled from June 10, 2008)**

Chair Venis advised that the petitioner had submitted a request to have this item withdrawn. Ms. Bazinet confirmed that the petitioner had withdrawn the item which would allow the Town to re-advertise.

Mr. Engel made a motion, seconded by Vice-Chair Lee, to accept the request to withdraw this item. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Modifications

5.2 SPM 5-1-08, Lakeside Village at Davie, 6900 Griffin Road (Griffin Corridor WGZ)

Later in the meeting, Ms. Sanchez advised that the applicant was not present and asked for direction from the Committee. In a brief exchange, it was determined that the item should be tabled.

Mr. Breslau made a motion, seconded by Vice-Chair Lee, to table to the first meeting in August. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Abramson advised that there would be a second meeting in July. Mr. Breslau responded that the Committee would prefer not to have a meeting for one tabled item. Committee members suggested that the motion be made to table this item to the next scheduled meeting. Chair Venis asked Vice-Chair Lee and Mr. Breslau if they cared to amend their previous motion. Both responded affirmatively.

Mr. Breslau made a motion, seconded by Vice-Chair Lee, to table to the next scheduled meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

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Earlier in the meeting, Chair Venis asked if there were any objections to reviewing item 5.3 out of place since the petitioner had another appointment in West Palm Beach. There were no objections.

5.3 SPM 6-3-08, Pine Island Montessori, 5499 SW 82 Avenue (CF)

Hope Calhoun and Tara-Lynn Patton, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Breslau had it clarified that the Committee was to review the location of the four modular buildings and the additional parking lot. Mr. Engel expressed the sentiments of the Committee in pointing out that the site plan illustration distributed to the members was very small and the print was difficult to make out.

Ms. Calhoun had a large site plan which she displayed and used to better point out the locations of the trailers and parking lot. A discussion evolved to landscape shrubbery and Vice-Chair Lee asked why the requested Ficus shrubs had been turned down. Ms. Calhoun responded that when the residents learned about the white fly problem, they changed their minds about wanting the Ficus hedges.

Vice-Chair Lee advised that the Cocoplum hedge at 30-inches was a slow grower and that there would be no screening for years. She recommended that the landscape plans start with 60-inch hedges. Vice-Chair Lee was surprised that with the modification request, the applicant had not been required to bring the landscaping up to Code and provide landscaping around the lattice of the temporary modules. Mr. Breslau agreed that the petitioner needed to provide landscaping around the buildings and along the buffers as any applicant would be required to do. Vice-Chair Lee indicated that she would recommend that it be required. She believed that the purpose of a modification coming before the Committee was to beautify and enhance. Mr. Engel agreed with that purpose. Mr. Evans indicated that he had spoken with Mr. Mele who indicated that he would be amenable to fulfilling the recommendations made by the Committee.

Ms. Calhoun stated that she would do the best she could and would work with staff; however, she remarked that the church had limited funds. Vice-Chair Lee remarked that if there were invasive species on the property, this was the time to remove them and plant the Palm trees, canopy trees, buffers and enhance the site. She would recommend that a landscape plan come back before the Committee. Ms. Calhoun explained that if the site plan was delayed, the project may not be completed before the start of the new school year. Vice-Chair Lee responded that she did not intend to delay the application process; however, she would recommend that a landscape plan be submitted to the Committee.

Ms. Patton clarified that landscaping was intended to be planted around the buildings and she produced a rendering of the modular buildings which included landscaping. The Committee agreed that the foundation landscaping around the modular buildings should match the rendering.

Mr. Breslau concurred with Vice-Chair Lee and explained his concern regarding the parking lot arrangement where there needed to be a sidewalk extension. The purpose of the sidewalk extension was to allow children to get to their buildings from the parking lot without having to walk between vehicles. He pointed out on the plans where the extension should be implemented. Ms. Patton remarked that there was enough room in the parking lot to provide the sidewalk extension.

Mr. Evans made a motion, seconded by Vice-Chair Lee, to approve based on staff's comments and additionally: 1) to add a sidewalk between the buildings that would exit out to the parking area; therefore, the parking spaces would have to be redistributed differently in order to accomplish that specification; and 2) that the landscape plan be brought back to the Committee – that the site plan could advance to Council, however, the landscape plan should come back to the Committee prior to the issuance of a permit. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

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5.4 SPM 6-4-08, Pine Island Park, 3801 South Pine Island Road (RS, Recreation and Open Space District)

Mr. Abramson provided a brief presentation.

There was some difficulty determining what the outside of the building would look like since the floor plan did not match the elevations. A major concern of Messrs. Breslau and Engel was that since the building would be about three-feet above ground, that an adequate ramp be provided to meet ADA requirements. Mr. Breslau remarked that the Town should do nothing less than what was just required of the previous applicant which was to provide buffer landscaping around the base of the building, that there be an awning above the door to distinguish it as the public entrance, and that it meet all ADA requirements.

Mr. Roberts advised that originally, the administrative wing was to be built off the existing multi-purpose center at a cost of \$435,000. Because of budget constraints, the Town “piggy backed” off the Utilities trailer instead at a reduced expense of \$275,000.

Mr. Evans indicated that he had been through the Utilities trailer and he understood it to cost \$150,000. Mr. Roberts believed that it may have been a double-wide trailer whereas this one was a triple-wide trailer.

Chair Venis asked if any of the approved Parks and Recreation bond money had been appropriated for the expansion of this park and the administrative building. Mr. Roberts believed that bond money may have been set aside for the park but he was not sure if it could be used for building expansion for administration. He advised that Mr. Andresky would be able to answer that question.

Chair Venis indicated that residents may have voted for the bond thinking that there would be a permanent structure and now they were getting a “transitional” structure. Mr. Roberts explained that it began as a permanent building and evolved to this proposal because of the savings.

Again this proposal was compared to the Utility trailer which had been installed for \$150,000. There was no explanation for the \$125,000 increase which was almost double. Discussion ensued with the Committee believing that as a temporary building, Council would probably not want to discard a \$275,000 building a few years down the road in order to build a permanent addition – it made no sense to the Committee members.

Mr. Breslau contended that if a structure was to cost that much money, the community should expect it to be there for a long, long time. He believed that as a taxpayer, he would rather spend the extra money to see a permanent structure in a park such as this one rather than throwing a trailer there for the next five or ten years.

Vice-Chair Lee’s family used the facilities constantly as enrolled members of various sports teams and she found the proposal “rather embarrassing.” She asked if it was inappropriate to recommend denial. Mr. Breslau answered that question by recalling the time when Broward County wanted to build some ugly buildings at a park site within the Town and the Committee insisted that it be hidden behind a multitude of landscaping. He advised that the County ultimately withdrew its proposal.

Vice-Chair Lee made a motion, seconded by Mr. Engel, to recommend denial. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

Mr. Breslau asked if the Committee could convey to Council the reasons why it decided to deny the application. He stated that, “having a modular building in a permanent city park at a \$275,000 expense with no site plan, no landscaping, no mansard roofs, no nothing – that was not something we wanted in our public parks. For the same reason, we had denied Broward County for real buildings, for even less reasons.” Mr. Breslau offered to go before Council to express that he thought the Town “should go the extra costs” to build the permanent building for the “signature park in our Town.”

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Chair Venis agreed with Mr. Breslau and stated that when he was mayor of the Town, “we dedicated the new gymnasium and did not cut any corners. Now, right at the end, we’re cutting corners and it’s just not right.”

Mr. Evans questioned the cost of the modular as there was in excess of \$100,000 difference for the Utility trailer which was also a triple-wide.

6. OLD BUSINESS

Mr. Breslau had requested that Mr. Abramson provide the Committee with information on the paint colors for Flanigan’s Restaurant. Mr. Breslau detected something amiss when he viewed the building which had reached the paint stage of reconstruction.

Following a discussion and research of the minutes from when the item was addressed at Site Plan Committee, it was decided that Mr. Abramson would deal with the owners and encourage that the base of the structure be painted a dark grey in order to anchor the building.

7. NEW BUSINESS

Mr. Engel advised that a previous petitioner, Commerce Bank, had mailed out 1,085 notices to hold public participation meetings prior to the Site Plan Committee meeting. Since only one couple showed up at the first meeting and no one showed up at the second meeting, he wondered if another system could be established, particularly when it was a commercial site within a commercial zone. Committee members agreed it was a difficult problem to resolve.

Mr. Quigley advised that staff would be working on “contact sensitive rules” to propose to Council because of that issue.

Mr. Engel advised of a problem at the Grand Oaks development and asked if staff could provide direction. Following a brief discussion regarding the complexities of providing a “meandering sidewalk” to the eastern end of the development, it was suggested that the homeowners’ association would most likely be responsible for the installation of the sidewalk. Mr. Abramson indicated that staff would provide support for whatever they needed.

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:03 p.m.

Date Approved: _____

Chair/Committee Member